



**Fee &
Associates**
Auctioneers



16 Roden Place,
Dundalk,
Co. Louth

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**84 CLANBRASSIL ST. (JACK & JONES/VERA MODA),
DUNDALK, CO. LOUTH.**

(TENANT NOT AFFECTED)

**(BLUECHIP INVESTMENT PROPERTY
WITH EXCELLENT CAPITAL APPRECIATION)**



**“THE FINEST SUBSTANTIAL INVESTMENT PROPERTY TO
COME ON THE MARKET IN RECENT YEARS IN DUNDALK”**

FOR SALE BY PRIVATE TREATY



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LOCATION:

The subject property is located on the west side of Clanbrassil Street in the heart of Dundalk Town Centre backing onto the Long Walk Car-park.

THE PROPERTY:

The property comprises an imposing two storey premises extending to a total floor area of c. 593 sq. m. (c. 6,380 sq. ft.) over basement, ground and first floor. The property has been fitted out to the highest standard regardless of costs by the tenant. Benefitting from street frontage of c. 8 m (c. 26 ft) along Clanbrassil Street.

ACCOMMODATION:

Basement:

Large Store Room
Staff W.C.
Small Store

SQ. M.

157.98

SQ. FT.

1,700

Ground Floor:

Large Retail Area
Changing Rooms
Rear Store

222.31

2,392

First Floor:

Large Retail Area
Large Rear Store
Kitchennette/Canteen
Office

212.67

2,288

Total Area:

592.96

6,380

TENURE:

The property is let to Jack & Jones & Vera Moda on a 25 x 5 F.R.I. Lease at €90,000 p.a. At the first rent review the landlord agreed to a rent reduction for the years 2009 and 2010 as follows:

€60,000 for year 2009

€67,000 for year 2010

€90,000 per annum to next rent review in 2014.

TITLE:

Freehold.

SERVICES:

Mains Water.

Mains Sewerage.

Air Conditioning System.



Ground Floor Retail



Ground Floor Retail



Ground Floor Retail



Rear View of No. 84



1st Floor Storage



Basement Storage

VIEWINGS:

Strictly by appointment with the sole selling agents

Further Details Contact:



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